

PLANNING DEPARTMENT

TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 ext 1120 • FAX (508) 839-4602
 www.grafton-ma.gov
 planningdept@grafton-ma.gov

APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

Application No. PP 2021-02

APPLICANT & PROPERTY OWNER INFORMATION

NAME Rob Canty
 STREET 340 Providence Rd. CITY/TOWN Grafton
 STATE MA ZIP 01560 TELEPHONE 508-395-5625
 NAME OF PROPERTY OWNER (if different) Rob and Marianne Canty
 Deed recorded in the Worcester District Registry of Deeds Book 42062 Page 35

CONTACT INFORMATION

NAME Norman Hill, P.E. Land Planning Inc.
 STREET 214 Worcester St CITY/TOWN Grafton
 STATE MA ZIP 01576 TELEPHONE 508-839-9526

PROJECT LOCATION:

STREET AND NUMBER 340 and 348 Providence Road, Grafton
 ZONING DISTRICT R-20 ASSESSOR'S MAP 124 LOT #(S) 57 and 54A

PROJECT/PLAN INFORMATION:

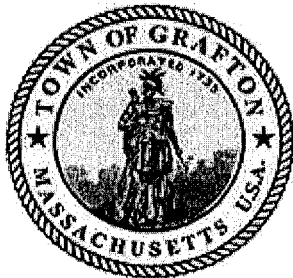
PLAN TITLE Preliminary Subdivision PLAN DATED: _____
 PREPARED BY (Engineer) Norman Hill, P.E.
 STREET 340 and 348 Providence Rd. CITY/TOWN Grafton
 STATE MA ZIP 01519 TELEPHONE 508-839-9526

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on the above referenced plan being land bounded as follows:

hereby submits said plan as a **PRELIMINARY** plan in accordance with the Rules and Regulations of the Grafton Planning Board and makes application to the Board for approval of said plan. The undersigned's title to said land is derived from Michaelna Such to Rob Canty and H+R Canty to Marianne Canty
4-13-19
 by deed dated 9-27-07 and recorded in the Worcester District Registry of Deeds Book 60557 Page 71,
 registered in the _____ Registry District of Land Court, Certificate of Title No. _____; and said land is free of encumbrances except for the following: Easements

The undersigned hereby applies for the approval of said **PRELIMINARY** plan by the Board, and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations.

Applicant's Signature [Signature] Date: 9/7/21
 Property Owner's Signature (if not Applicant) [Signature] Date: 9/7/21



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TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Land Planning Inc.

Petitioner Name

214 Worcester St

Petitioner Address

N. Grafton, MA 01536

City, State, Zip

508-839-9526

Phone

Marianne Langevin Canty

Property Owner / Applicant

340 Providence Road

Property Address

Grafton, MA

City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise		✓	
Disposal			✓
General Billing			✓

Beth Schwartzman
Treasurer / Collector Signature

9/14/2021
Date



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<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Land Planning Inc.
Petitioner Name

214 Worcester St
Petitioner Address

N. Grafton, MA 01536
City, State, Zip

508-839-9526
Phone

Robert Canty
Property Owner / Applicant

348 Providence Road
Property Address

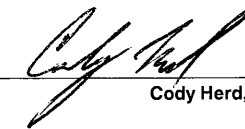
Grafton, MA
City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

Beth Schwartzman
Treasurer / Collector Signature

9/14/2021
Date

9/7/2021

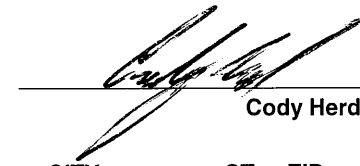
340 Providence Road
Map 124 Lot 57


Cody Herd, Data Collector

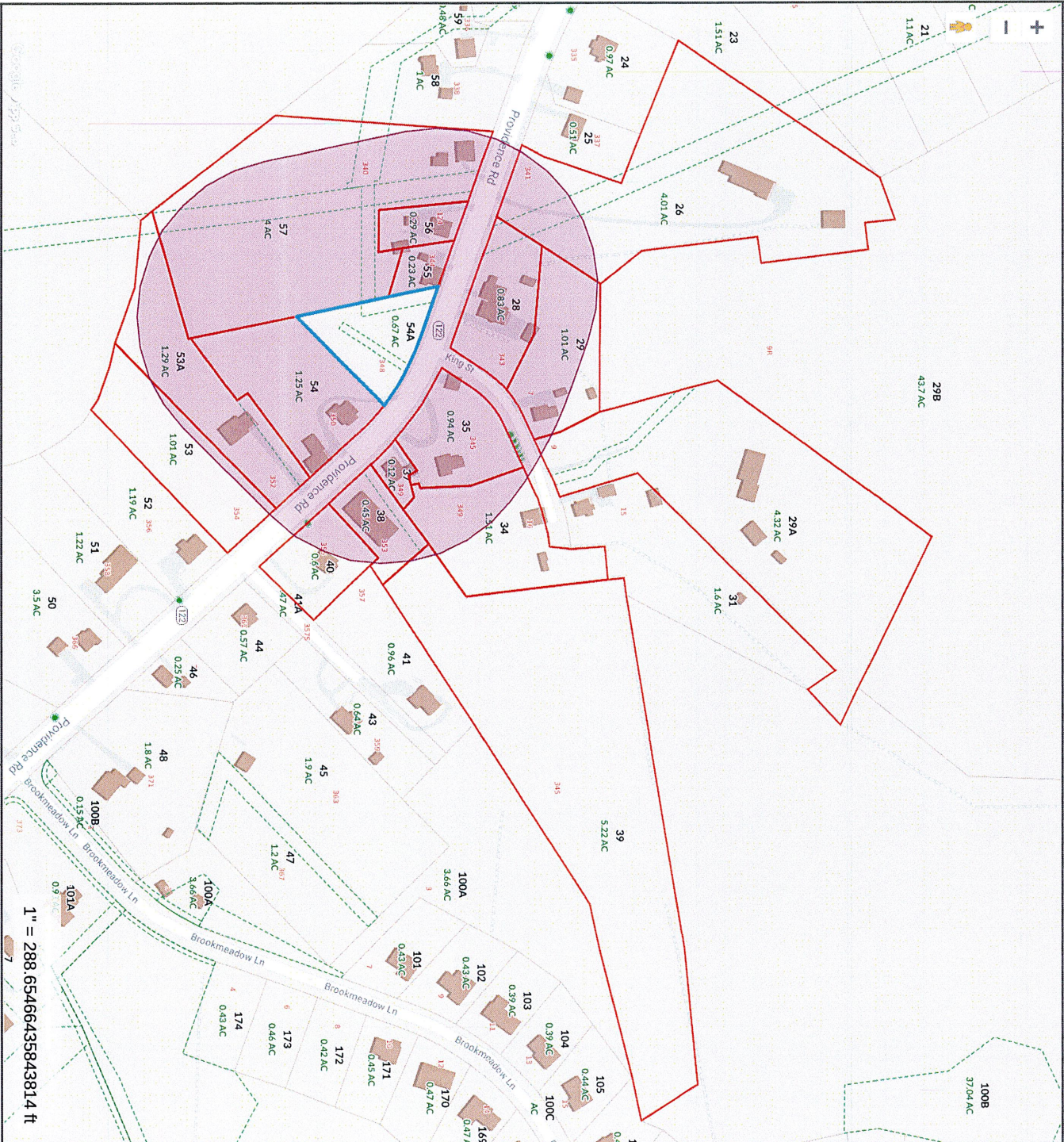
PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
124.0-0000-0024.0	335 PROVIDENCE ROAD	WOJNAR REALTY LLC		341 PROVIDENCE ROAD	S GRAFTON	MA	01560	43305	136
124.0-0000-0025.0	337 PROVIDENCE ROAD	WOJNAR MARK J TRUSTEE	WOJNAR FAMILY IRREVOCABLE TRUST	341 PROVIDENCE ROAD	S GRAFTON	MA	01560	52860	169
124.0-0000-0026.0	341 PROVIDENCE ROAD	WOJNAR MARK J	WOJNAR MAUREEN E	341 PROVIDENCE ROAD	S GRAFTON	MA	01560	22881	151
124.0-0000-0028.0	343 PROVIDENCE ROAD	GARABEDIAN JOSEPH K		343 PROVIDENCE ROAD	S GRAFTON	MA	01560	11866	161
124.0-0000-0029.0	7 KING STREET	WOJNAR PETER B	WOJNAR ELAINE M	9 KING STREET	S GRAFTON	MA	01560	12286	310
124.0-0000-0029.B	9 REAR KING STREET #REAR	WOJNAR MARK J & PETER B TRUSTEES	JOSEPH REALTY TRUST	9 KING STREET	S GRAFTON	MA	01560	13309	109
124.0-0000-0035.0	345 PROVIDENCE ROAD	ANANI SASSOU K	BRANOWICKI FREDA B	345 PROVIDENCE ROAD	S GRAFTON	MA	01560	21466	160
124.0-0000-0037.0	349 PROVIDENCE ROAD	DIXON SHERRY A		349 PROVIDENCE ROAD	S GRAFTON	MA	01560	43829	35
124.0-0000-0052.0	356 PROVIDENCE ROAD	ELKINSON CHRISTINE MARIE		356 PROVIDENCE ROAD	SOUTH GRAFTON	MA	01560	45514	52
124.0-0000-0053.0	354 PROVIDENCE ROAD	COLEMAN SUSAN N		352 PROVIDENCE ROAD	S GRAFTON	MA	01560	45775	123
124.0-0000-0053.A	352 PROVIDENCE ROAD	COLEMAN SUSAN N	COLEMAN RANDALL M	352 PROVIDENCE ROAD	S GRAFTON	MA	01560	19453	241
124.0-0000-0054.0	350 PROVIDENCE ROAD	BALANCA, ANGELA		350 PROVIDENCE ROAD	S GRAFTON	MA	01560	64077	230
124.0-0000-0054.A	348 PROVIDENCE ROAD	CANTY ROBERT D JR		340 PROVIDENCE ROAD	S GRAFTON	MA	01560	42062	35
124.0-0000-0055.0	344 PROVIDENCE ROAD	MANN, LISA ANN		344 PROVIDENCE ROAD	S GRAFTON	MA	01560	59627	6
124.0-0000-0056.0	342 PROVIDENCE ROAD	342 PROVIDENCE ROAD LLC		119 KILOUGH RIDGE DRIVE	DAWSONVILLE	GA	30534	37949	102
124.0-0000-0057.0	340 PROVIDENCE ROAD	CANTY, MARIANNE LANGEVIN		340 PROVIDENCE ROAD	S GRAFTON	MA	01560	60557	71
124.0-0000-0058.0	338 PROVIDENCE ROAD	ANDERSON TRAVIS	WOOD CAROLINE	338 PROVIDENCE ROAD	S GRAFTON	MA	01560	43128	284
124.0-0000-0059.0	336 PROVIDENCE ROAD	GAGNE EUGENE J JR	GAGNE DONNA J	336 PROVIDENCE ROAD	S GRAFTON	MA	01560	17470	333
124.0-0000-0060.0	334 REAR PROVIDENCE ROAD #REAR	UNISTAR PROPERTIES LLC	LEE JUNDANIAN	4330 EAST-WEST HIGHWAY SUITE 810	BETHESDA	MD	20814	39110	289
124.0-0000-0061.0	334 PROVIDENCE ROAD	CHICKINSKI CONRAD	CHICKINSKI JANA P	334 PROVIDENCE ROAD	S GRAFTON	MA	01560	43998	304
130.0-0000-0003.0	380 PROVIDENCE ROAD REAR	UNISTAR PROPERTIES LLC	LEE JUNDANIAN	4330 EAST-WEST HIGHWAY, SUITE 810	BETHESDA	MD	20814	39110	289

9/7/2021

348 Providence Road
Map 124 Lot 54A


Cody Herd, Data Collector

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
124.0-0000-0026.0	341 PROVIDENCE ROAD	WOJNAR MARK J	WOJNAR MAUREEN E	341 PROVIDENCE ROAD	S GRAFTON	MA	01560	22881	151
124.0-0000-0028.0	343 PROVIDENCE ROAD	GARABEDIAN JOSEPH K		343 PROVIDENCE ROAD	S GRAFTON	MA	01560	11866	161
124.0-0000-0029.0	7 KING STREET	WOJNAR PETER B	WOJNAR ELAINE M	9 KING STREET	S GRAFTON	MA	01560	12286	310
124.0-0000-0029.A	9 KING STREET	WOJNAR PETER B	WOJNAR ELAINE M	9 KING STREET	S GRAFTON	MA	01560	39326	210
124.0-0000-0034.0	16 KING STREET	PELLETIER, LEE W	KELLY, LISA K	16 KING STREET	S GRAFTON	MA	01560	63076	212
124.0-0000-0035.0	345 PROVIDENCE ROAD	ANANI SASSOU K	BRANOWICKI FREDA B	345 PROVIDENCE ROAD	S GRAFTON	MA	01560	21466	160
124.0-0000-0037.0	349 PROVIDENCE ROAD	DIXON SHERRY A		349 PROVIDENCE ROAD	S GRAFTON	MA	01560	43829	35
124.0-0000-0038.0	353 PROVIDENCE ROAD	MASS. CHIEFS OF POLICE ASSN INC		353 PROVIDENCE ROAD	GRAFTON	MA	01519	52607	276
124.0-0000-0039.0	345 PROVIDENCE ROAD REAR	PELLETIER LEE W		16 KING STREET	S GRAFTON	MA	01560	12235	295
124.0-0000-0040.0	355 PROVIDENCE ROAD	DRISCOLL MICHAEL P	DRISCOLL RUTH A	355 PROVIDENCE ROAD	S GRAFTON	MA	01560	50380	316
124.0-0000-0053.0	354 PROVIDENCE ROAD	COLEMAN SUSAN N		352 PROVIDENCE ROAD	S GRAFTON	MA	01560	45775	123
124.0-0000-0053.A	352 PROVIDENCE ROAD	COLEMAN SUSAN N	COLEMAN RANDALL M	352 PROVIDENCE ROAD	S GRAFTON	MA	01560	19453	241
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124.0-0000-0057.0	340 PROVIDENCE ROAD	CANTY, MARIANNE LANGEVIN		340 PROVIDENCE ROAD	S GRAFTON	MA	01560	60557	71



Property Information

Property ID 124.0-0000-0054.A
Location 348 PROVIDENCE ROAD
Owner CANTY ROBERT D JR



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Grafton, MA, makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 3/23/2021
Data updated 3/23/2021

**Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.**

Project Description Narrative

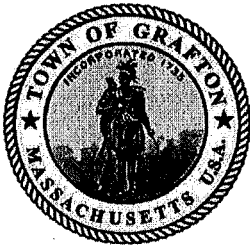
September 15, 2021

Reference: Great Rock Road, Rob Canty Preliminary Subdivision

Prepared by: Norman Hill, P.E.
Land Planning incorporated
2154 Worcester Street
North Grafton, ma 01519
508 839 9526
NHILL@LANDPLANNINGINC.COM

Description:

This project proposes to subdivide the existing land into five new buildable lots. A single-family home is proposed to be built on each of the five lots. A new road is proposed to be built about 350 feet long. A cul-de-sac is proposed at the end of the road. Each of the five new homes would have their driveways off the new road. The project will have Town sewer and water.



9-15-21

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PLANNING BOARD

Re: *Canby, Great Rock Rd.* **WAIVER REQUEST FORM**

Please select the waivers you are requesting, followed by a brief explanation as to why the waiver is needed:

NONE

Site Plan Requirements (Section 1.3.3.3.d.)

☐ A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals forty feet (1" = 40'), or at such other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed twenty-four inches by thirty-six inches (24" x 36"), and shall not be less than eleven inches by seventeen inches (11" x 17"). If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale.

Click here to enter text.

☐ (1.) Name and address of the person(s) submitting the application;

Click here to enter text.

☐ (2.) Name and address of the owner(s) of the subject property(ies), if different;

Click here to enter text.

☐ (3.) Present use(s) of the land and description and use(s) of existing building(s) thereon, if any;

Click here to enter text.

☐ (4.) Proposed use(s) of the land;

Click here to enter text.

☐ (5.) Proposed use(s) of existing buildings, if any;

Click here to enter text.

☐ (6.) Description and proposed use(s) of the proposed building(s), if any;

Click here to enter text.

☐ (7.) Zoning District(s) in which the parcel is located, including floodplain, if applicable;

Click here to enter text.

☐ (8.) Locus Map (scale of 1"=1,000') and north arrow;

Click here to enter text.

☐ (9.) Title Block containing: name of the project; applicant; property owner; property address and Assessor's Map/Lot number; date (with revisions); name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan;

Click here to enter text.

☐ (10.) Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;

Click here to enter text.

☐ (11.) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet (200') of the property lines;

Click here to enter text.

☐ (12.) Existing and proposed topography at two-foot (2') elevation intervals;

Click here to enter text.

☐ (13.) All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any;

Click here to enter text.

☐ Earthwork Calculations (Section 1.3.3.3f.)

A report, if applicable, showing calculations of the volume of earth material to be removed from or delivered to the site, including a description of such removal or fill activity. Depending upon the volume of material to be removed or filled, the Planning Board may require the Applicant to submit additional information (if not submitted in the report) regarding, but not limited to, the following: the hours of fill/removal activity; proposed route(s) of transporting materials to and from the site; and measures for dust and erosion control (both on- and off-site) for the proposed activity.

[Click here to enter text.](#)

☐ Written statements from the following:

[Click here to enter text.](#)

☐ (1.) The engineer and/or architect preparing the plans indicating that the building(s) and site have been designed to comply with the performance standards set forth in Section 4.2 of the Zoning By-Law.

[Click here to enter text.](#)

☐ (2.) The applicant(s) and owner(s) of the property indicating that the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with the performance standards set forth in Section 4.1 of the Zoning By-Law.

[Click here to enter text.](#)

☐ Traffic Study (Section 8.2)

A traffic study shall be submitted with each application for a subdivision of greater than 20 units, special permit or special permit with site plan review, or where required by the Planning Board, unless otherwise waived by a four-fifths (4/5) vote of the SPGA.

[Click here to enter text.](#)

3.3.4.1 Environmental and Community Impact Analysis (ECIA)

a) Any subdivision submission shall be accompanied by nine (9) copies of an Environmental and Community Impact Analysis. The ECIA shall clearly and methodically assess the relationship of the proposed development to the natural and man-made environment of Grafton. This report shall be prepared by an interdisciplinary team of professionals qualified, experienced, and, where applicable, licensed, in their fields. Such team shall typically consist of Registered Professional Engineers, Traffic Engineers, Architects, Landscape Architects, Land-Use Planners, Hydrogeologists, Hydrologists, Biologists and other environmental professionals.

b) It is intended that the report be a guide to the Planning Board in its deliberations and will build into the board's decision-making process an appropriate and careful consideration of the environmental and community impacts of the proposed development.

c) For each of the components of the ECIA listed under paragraph 3.3.4.1d below, each of the following concerns must be separately addressed:

(1) The Environmental and Community Impacts of the Proposed Development - All primary and secondary environmental and community impacts, both beneficial and adverse, which can be anticipated as a result of the proposed development. This section shall include all impacts resulting from the construction phase as well as those resulting from the project's completion.

(1)

Environmental Impacts primary adverse – 1) stream crossing mitigated by openness ratio and wetland replication, 2) Deforestation of 5 house lots and dead-end roadway, mitigated with Street tree plantings, and typical decorative house plantings. 3) Increased impervious area in the aquifer protection overlay district, mitigated with fully compliant stormwater detention and pretreatment facilities.

Secondary environmental adverse impacts - Sediment and erosion potential during construction, mitigated with sediment and erosion control plan which will be part of the definitive Subdivision submission. Increase of 5 house lots to the existing towns Sewer treatment system. The sewer connection design is gravity. Increase in fertilizer to the area for yards; we recommended to limit the use within the town's aquifer protection area on these proposed lots.

Environmental Impacts, beneficial - 1) There will be no net loss of wetland area, 2) Proposed houses are to be "clustered" on small lots, with short driveways, maximizing open space and preserving wetland buffers. Note that the definitive plan will include conservation easements to further reducing tree clearing limits for the proposed house lots.

Primary Community Impacts – There may be an increase in students at schools from 5 new house lots, and an increased use of town water and town sewer systems.

Secondary community impact – 1) slight traffic increase. 2) negligible increase in noise production

Community Impact beneficial – increase tax revenue. 5 new house sites which fit easily with existing grades and utilities and minimize environmental impacts. These house lots fit with the existing character of the surrounding neighborhood.

(2) Adverse Impacts which cannot be avoided should the proposed development be implemented - The report shall describe the kinds and magnitudes of adverse impacts which cannot be reduced in severity or which can be reduced in severity, but which cannot be eliminated.

(2)

Unfortunately, the proposed roadway cannot be in another location. The subdivision control laws require that it be located opposite King Street. This means the wetland crossing is unavoidable. The wetland crossing will be minimized in width and will utilize an openness ratio to allow wildlife through and to maintain stream banks. Some wetland buffer land, within 100' of the wetlands, is required to be cleared. Other than the stream crossing no land within 25' of the proposed road is to be cleared. However, the amount of clearing can be further reduced by defining permanent conservation restriction easements around the proposed clearing limits. This is not an open space subdivision, but the clearing areas can still be limited to "cluster" the houses

(3) Alternatives to the proposed development - The report shall objectively develop, describe, and weigh alternatives to the proposed development and shall address their consistency with the Zoning By-Law.

(3) Several alternatives were considered in the development of this lot. This was difficult land to work with. It is subject to a sewer easement, an old power easement, and a highway drainage pipe easement. Unfortunately, a single retreat/estate lot is not an option under the current zoning bylaws so the only way to develop the buildable area in the rear of the lot was a roadway or a driveway to a single or multifamily development. Given that the land has access to town sewer and town water and is located on a main road through town, an affordable housing complex with one large building of units might be possible. A 40B affordable housing complex has been laid out as an alternative design and it has the benefit of using the same land area as these proposed 5 house lots. But it could provide many more units, which would help the town reach the quota for affordable housing units. The reason the 40B affordable housing project was not proposed is because it does not fit with the character of the neighborhood.

(4) Measures to be used to minimize adverse environmental and community impacts - Corrective and protective measures which will be taken to minimize adverse impacts shall be described in detail. Such measures may include design issues, management practices, alternative approaches, etc.

(4) In order to prevent impacts to the environment, the following steps will be taken. A sediment and erosion control plan will be developed and approved. A stormwater management plan and report will be approved. A conservation restriction easement area will be defined. Street trees will be proposed.

d) If a Preliminary Plan is filed with an accompanying ECIA, the applicant may submit an updated version of said ECIA with the Definitive Plan Application. The ECIA shall evaluate all the following topics or explain why such topics are inapplicable to the application:

(1) Natural Environment

i. Air and Noise Pollution - The impact on local air quality (including traffic generated from the development) and noise from the proposed development (including traffic generated from the development), both during and after construction, shall be evaluated. For developments over 100 dwelling units, the Planning Board may require detailed technical reports of such impacts.

No significant noise or air pollution is expected from 5 house lots. No ledge blasting or breaking is predicted during construction given the soil type and elevations.

ii. Storm Water - The impact of storm water run-off on adjacent and downgradient/downstream land, surface water bodies and sub-surface ground water;. Dangers of flooding as a result of increased downstream runoff; especially peak runoff. The impact of the proposed project on water table levels.

Storm water runoff is to be mitigated with pretreatment, infiltration for recharge, and detention to prevent flooding to the state and town standards.

iii. Land - Compatibility of the proposed development with existing soils; the impact of any soils or other materials to be removed from the site; The potential dangers and impacts of erosion and sedimentation caused by the proposed development.

A well thought out erosion plan will be prepared with the Definitive Plans.

iv. Plants & Wildlife - The impact that the proposed project may have on wildlife habitat and on any rare or endangered plant or animal species known to exist in the area.

There is a very large river flood area and wildlife corridor well over 1000' wide to the west of the proposed housing project. This project has no impact on the river flood storage area and would have little impact on the existing wildlife corridor given. There is no potential that this roadway would ever be extended further.

v. Water Supply - The average and peak daily demand and the impact of such demand on ground water aquifers and the public water distribution system.

Given the soil type ground water will be recharge to the aquifer will be provided to the state and town standards. Assuming 5 new 4-bedroom homes are built, this project would use about 2,200 gallons per day from the public water system.

vi. Sewage Disposal - The average and peak daily disposal and the impact of such disposal on ground water aquifers, surface water and the municipal sewage system.

Assuming 5 new 4-bedroom homes are built, this project would add about 2,200 gallons per day to the public waste water system.

(2) Man-Made Environment

i. Existing Neighborhood Land Use - Compatibility with adjacent or nearby existing land uses, or approved private development plans, if known, for adjacent or nearby land use changes to occur during the anticipated construction period, to completion, of the proposed development. If not compatible, reasons therefore shall be detailed. Consultation with the Planning Board is strongly recommended.

The proposed use of single family homes matches the use of the adjacent lots.

ii. Zoning - Compatibility of the proposed development with the purposes of the Zoning By-Law and the Zoning district and with surrounding properties.

The proposed use meets the requirements of the existing zoning bylaws.

iii. Architecture - The anticipated style of architecture of the buildings; its relation to prevailing types of architecture for similar buildings; and its compatibility with the function of the building and to the architecture of adjacent buildings. Sketches, photos, elevations and renderings are encouraged to illustrate architectural appropriateness as well as innovation.

Assumed 3-4 bedroom homes of typical New England construction will fit nicely with existing homes.

(3) Public Services i. Schools - The expected impact on the school system both elementary and secondary levels; the expected number of students; projected school bus routing changes; projections of future school building needs resulting from the proposed project.

ii. Police - The expected impact on police services, time and manpower needed to protect the proposed development and service improvements necessitated by the proposed development.

The length of the roadway will be visible from Providence Road, it may require no additional patrolling.

iii. Fire - Expected fire protection needs; on-site fire fighting capabilities; onsite alarm or other warning devices; fire-flow water needs, source and delivery system and other needs. Fire department service improvements necessitated as a result of the proposed project shall also be discussed.

A new fire hydrant is proposed at the end of the cul-de-sac, which will need routine maintenance.

iv. Recreation - On-site recreation provisions shall be detailed and off-site recreation demands shall be estimated. Provision for public open space, either dedicated to the Town or available to its residents, shall be described. Open space available primarily or exclusively for residents or employees shall also be described.

Five new house lots each will have their own yard space for private recreation.

v. Solid Waste Disposal - Analysis of the projected volume and type of solid waste to be generated by the proposed development; methods of removal.

Typical house trash and recycling bins for weekly pickup.

vi. Traffic - Analysis as required by Section 3.3.4.6 (Traffic Study Required) of these Subdivision Rules and Regulations.

Minor increase in traffic assuming 10 trips per day per house, or 50 trips per day.

vii. Highway - Projected need, responsibility and costs to the Town of roadway maintenance and stormwater management facility maintenance. Impacts of construction equipment on area roadways. Service improvements necessary as a result of the proposed project.

With only 1 set of catch basins and a single pretreatment manhole, drainage maintenance will be minimal. Street sweeping and plowing of the 360' roadway will be needed.

(4) Aesthetics

i. Lighting - The type, design, location, function and intensity of all street lighting facilities. Attention given to safety, privacy, security, glare, and daytime and nighttime appearance shall be detailed.

ii. Landscaping - Provisions for landscaping including type, location and function of all plantings and materials.

Street tree plantings are proposed per every 40' of frontage. House lot clearings are minimized.

iii. Visual - attention given to views into the site and from the site. Included shall be long-distance views as well as views to and from adjacent properties.

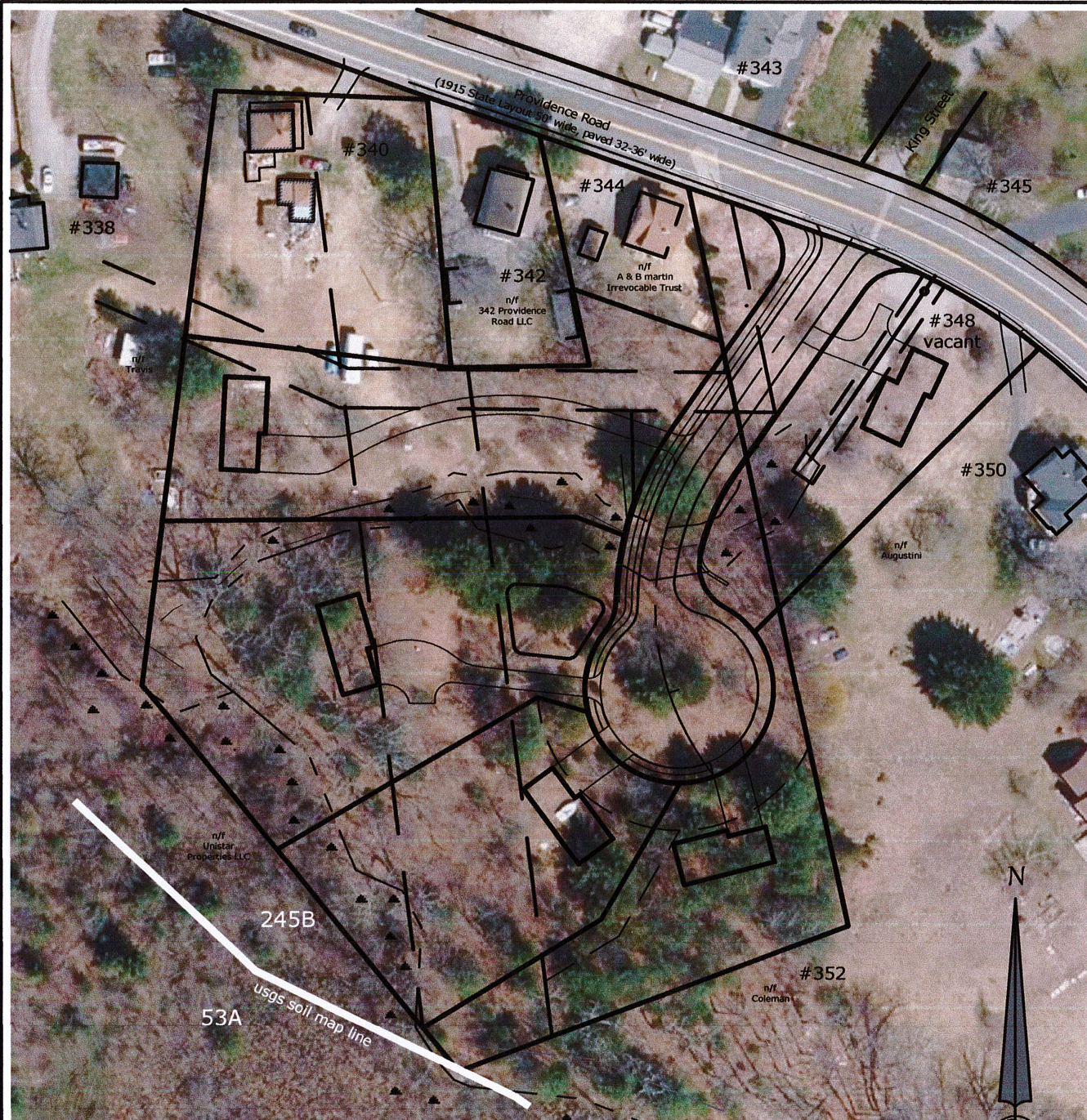
New house lots will be visible from existing abutting house lots along Providence Road. Typical house lot fence and landscaping can be placed as needed for screening.

(5) Planning Analyze the compatibility of the proposed development and its alternatives with the goals and objectives of the most recent Grafton Comprehensive/Master Plan and the most recent Open Space Plan and any components of either Plan.

This subdivision would be consistent with the Master Plan.

(6) Cost/Benefit Analysis Municipal benefit/cost analysis, following standard and usual procedures for measuring both the benefits to be derived and costs to be incurred by the Town of Grafton as a result of the proposed development. This element should also estimate and discuss net benefits and costs of non-quantifiable environmental impacts. e) The applicant shall submit a completed Project Information Summary. 3.3.4.2 Any waivers from the requirements of these Rules and Regulations which are sought by the applicant, including the citation from the Regulations and a description of the requirements, a justification for each requested waiver, and a thorough description of the harm to be suffered by compliance with these Regulations, and of the benefit(s) to be realized by allowing such waiver(s).

No waivers are sought.



USGS soil map data

(note: all proposed work is in this one soil group.)

245B--Hinckley loamy sand, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2svm8

Elevation: 0 to 1,430 feet

Mean annual precipitation: 36 to 53 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 250 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Hinckley and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landform: Outwash deltas, outwash plains, eskers, moraines, kame terraces, kames, outwash terraces

Landform position (two-dimensional): Summit, shoulder, backslope, footslope

Landform position (three-dimensional): Nose slope, side slope, base slope, crest, riser, tread

Down-slope shape: Linear, convex, concave

Across-slope shape: Convex, linear, concave

Parent material: Sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material

A - 1 to 8 inches: loamy sand

Bw1 - 8 to 11 inches: gravelly loamy sand

Bw2 - 11 to 16 inches: gravelly loamy sand

BC - 16 to 19 inches: very gravelly loamy sand

C - 19 to 65 inches: very gravelly sand

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to very high (1.42 to 99.90 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Very low (about 3.0 inches)

Map Unit Description: Hinckley loamy sand,

3 to 8 percent slopes---Worcester County, Massachusetts, Southern Part

Natural Resources

Conservation Service

Web Soil Survey

National Cooperative Soil Survey

9/7/2021

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Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: A

Ecological site: F144A



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Aerial image, and Soil Map overlay

Located at

340 and 348

Providence Road

South Grafton, MA

Assessors Map 124

Parcels 57 & 54A

**#340 Owned by
Marianne Langevin
Canty**

**340 Providence Rd.
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**#348 Owned by
Robert D. Canty, Jr.
340 Providence Rd.
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Date
Sep. 3, 2021

Job No.
G9222

Sheet No.

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